



**Pierremont Road**

Darlington DL3 6DN

Offers In The Region Of £160,000



Venture  
PROPERTIES



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# Pierremont Road

## Darlington DL3 6DN



- Three Bedroom Terraced Property
- Spacious Rooms Throughout
- Council Tax Band B

- Close to Cockerton Village
- Ideal Family Home
- EPC Rating D

- No Onward Chain
- Easy Access to Darlington Memorial Hospital

Located on the popular Pierremont Road in Darlington, this well-presented three-bedroom mid-terrace house offers a delightful blend of traditional character and modern convenience. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining, alongside a modern fitted kitchen that has been thoughtfully designed to meet contemporary needs.

The home features three comfortable bedrooms, providing ample space for families or those seeking a guest room or home office. The bathroom is well-appointed, ensuring that daily routines are both practical and pleasant. Notably, the property benefits from a newly replaced boiler, enhancing energy efficiency and comfort throughout the seasons.

Situated conveniently close to Cockerton Village and the bustling Darlington Town Centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. Families will appreciate the proximity to local schools and the Memorial Hospital, making this location ideal for both convenience and community.

With no onward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this lovely home to fully appreciate its charm and potential. Don't miss the opportunity to secure a wonderful residence in a sought-after area.

### Entrance Hallway

Upvc door to front and staircase to first floor landing with storage cupboard under.

### Lounge

11' x 13'11 (3.35m x 4.24m)

Upvc double glazed bow window to front, decorative coving to ceiling, fireplace with inset fire and laminate flooring.

### Dining Room

11' x 13'11 (3.35m x 4.24m)

Upvc double glazed window to rear coving to ceiling fireplace and radiator.

### Kitchen

7'10 x 10'4 (2.39m x 3.15m)

Upvc double glazed window to rear, coving to ceiling and door to side. Fitted with wall, base and drawer units, stainless steel sink with mixer tap, integrated gas hob and oven with extractor over. Space for a fridge freezer, washing machine and dishwasher. Part tiled walls and laminate flooring.

### First Floor Landing

#### Bedroom One

11'3 x 11'5 (3.43m x 3.48m)

Upvc double glazed window to front and radiator.

#### Bedroom Two

11'1 x 11'4 (3.38m x 3.45m)

Upvc double glazed window to rear and radiator.

#### Bedroom Three

8'1 x 8'1 (2.46m x 2.46m)

Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to rear, P shaped bath with shower over and screen, low level w.c and wash hand basin.

### Externally

To the front is a gated courtyard.

To the rear is an enclosed garden.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low  
Floor Area 925 ft<sup>2</sup> / 86 m<sup>2</sup>  
Plot size 0.03 acres  
Mobile coverage

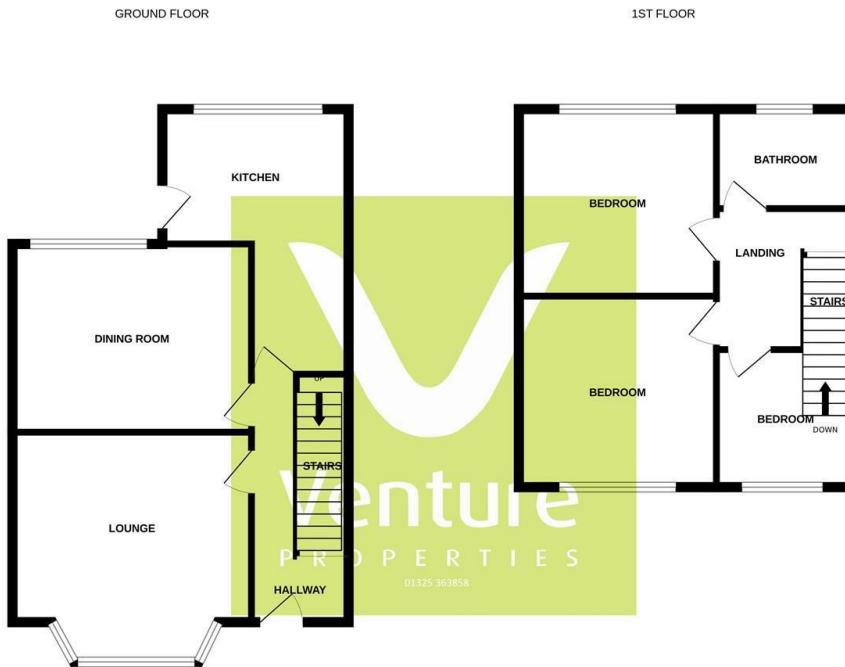
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
7 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

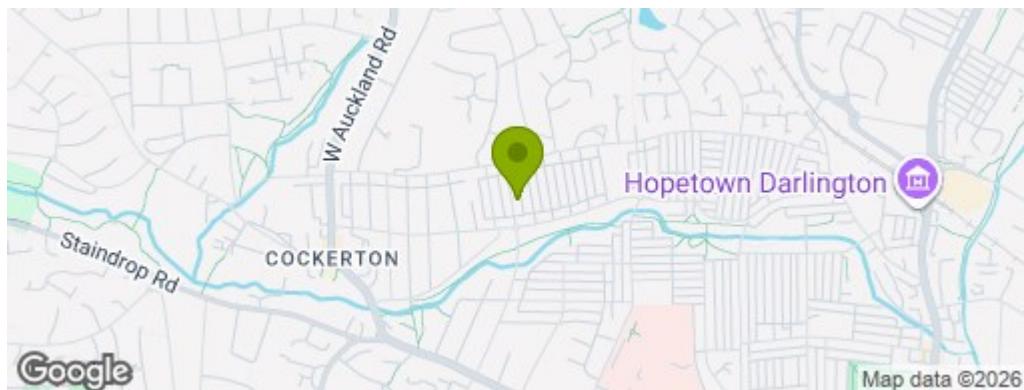
BT  
Sky  
Virgin

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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